

LOWER MACUNGIE TOWNSHIP  
ZONING HEARING BOARD MINUTES

January 26, 2010

The January 26, 2010 Zoning Hearing Board hearing was called to order at 7:00 p.m. by Vice Chairman Larry Schneider. Members present were Larry Schneider, and Alternate, William Royer. Mr. Horvath and Mr. Rust were not present. Also in attendance were Brian Joyce, Solicitor to the Zoning Hearing Board, James Lancsek, Zoning Officer, and Bobbie Brown, Keystone Consulting Engineers, Inc. The hearing was held at the Lower Macungie Township Municipal Campus, 3400 Brookside Road, Macungie, PA 18062.

Reorganization: Mr. Schneider has been in contact with Mr. Horvath who has indicated he would continue serve as Chairman of the Lower Macungie Township Zoning Hearing Board. On motion by Mr. Royer, second of Mr. Schneider, and a unanimous vote, Mr. Horvath will continue as Chairman and Mr. Schneider will continue as Vice-Chairman of the Lower Macungie Township Zoning Hearing Board.

On a motion by Mr. Royer, second of Mr. Schneider, the Zoning Hearing Board recommends payment of the Solicitor's invoice, dated January 26, 2010, in the amount of \$552.00.

On a motion of Mr. Royer, second of Mr. Schneider, the Zoning Hearing Board approved the minutes from the December 22, 2009 hearing.

Appeal No. 10-001 of Lower Macungie Township, 3400 Brookside Road, Macungie PA, 18062, property owner Lower Macungie Township; property address 6229 Sauerkraut Lane, Macungie PA 18062; Pin # 547444731598; zoned Semi-Rural, requests a hearing pursuant to Lower Macungie Township Ordinance No. 1998-11, as amended, to determine a Variance of Section 1913.2.2.2; to permit a free-standing sign for fire station, and any other relief as may be required from the Lower Macungie Township Zoning Ordinance.

The applicant was represented by Mr. Ben Galiardo, who presented testimony regarding the size and location of the freestanding sign. The subject property contains 10.8 acres and is improved with a fire station. The Applicant wishes to construct a freestanding sign with an approximate area of 30 square feet per side as set forth on a plan submitted by the applicant at the time of the hearing and is marked as Exhibit A. Section 1913.2.2.2 of the Ordinance limits freestanding signs of the type proposed to 24 square feet. The Applicant has testified that the proposal of 30 square feet is necessary

and appropriate for the signage proposed. A sufficient and unnecessary hardship exists, which warrants the granting of the requested variance regarding the shape, configuration of the lot, and the location of the sign from other roads. The variance as requested will not alter the essential character of the immediate neighborhood nor will it be detrimental to the public at large. The sign will be lit at night but the lighting is indirect. Several residents appeared and were shown the plan for the sign. After reviewing the plan with Mr. Galiardo and Mr. Lancsek, they stated that they had no objection to the sign.

On a motion by Mr. Royer, second by Mr. Schneider, the request for a variance of the Ordinance is granted.

The hearing was adjourned by Vice Chairman Schneider at 7:10 p.m.

Respectfully submitted,  
Bobbie Brown  
Keystone Consulting Engineers